

# **Task Force on Wildland-Urban Interface Standards**

## **Minutes from Meeting September 29, 2008**

### **Helena**

#### **Present:**

David Cook	Department of Labor and Industry
Pat Cross	Department of Natural Resources and Conservation
Tim Davis	Montana Smart Growth Coalition
Jerry Grebenc	Department of Commerce
David Greer	Plum Creek Lumber
Allen Lorenz	State Fire Marshal
Pat McKelvey	Fire Safe Montana / Lewis & Clark County
Glenn Oppel	Montana Association of Realtors
Mark Phares	Department of Natural Resources and Conservation
Myra Schults	Montana Association of Counties
Linda Stoll	Missoula County

Facilitator: John Moore

The meeting convened at 1:15 p.m.

#### **By consensus, the group reached these decisions:**

1. The WUI Master Guidelines Document will include the text of road standards from the Model Subdivision Regulations, once the latter document is complete.
2. A goal within the WUI Master Guidelines Document is to provide flexibility to local jurisdictions regarding standards for roads and water supply.
3. DNRC will seek assistance from staff in Trust Lands Management in editing Sections II and III.
4. In Section V, DNRC will clarify what type of funding is at issue for local jurisdictions.
5. Pat Cross and Pat McKelvey will work on Section IV, Water Supply.
6. Set a deadline of January 4, 2009, to complete a "good draft" in time for the legislative session.
7. Assigned tasks, responsible parties, and deadlines for further revisions to the document.

<u>Activity</u>	<u>Responsible</u>	<u>Deadline</u>
minutes	John Moore	10/3/08
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- general editing: provide suggestions to Mark Phares	Linda Stoll other interested parties	11/10/08

- edit zoning section and subdivision section with Trust Land assistance; include road standards	Mark Phares	11/10/08
- edit Section IV, Water Supply, with the goal of flexible standards for variable situations	Pat Cross Pat McKelvey	11/10/08

8. Scheduled the task force's next meeting:  
Monday, November 17, 2008  
10 a.m.  
Glacier Room, Metcalf Building  
Helena  
agenda items (if meeting needed)
  - review and final comments on WUI Standards and Best Practices

The meeting adjourned at 3:33 p.m.

**Discussion Summary** – these are points brought up during the meeting

***Issues with the document***

- flexible road standards
- water supply
- enforcement
- preface – definitions (general language)
- need table of contents

Sections:

- I. Homeowner code
- II. Best subdivision regulations
- III. Zoning regulations (best)
- IV. Water supply
- V. Financial assistance

***“Clean up” notes***

- are these guidelines or rules?
- they relate to model regulations
- overall question of policy – working with DLI (also WUI versus WRI – Wildland residential interface)
- DNRC and DLI areas have to be done together for benefit of local jurisdictions
- because of the impact on subdivision regulations – local jurisdictions need one process, one time
- intent of SB51; SB145 – threw off coordination between DNRC and DLI
- model sub-regulations need to be deleted from the guidelines
- road standards also undergoing update
- can't we put road standards in WUI – stand alone? Yes, when ready

- guidelines need “escape valve” for non-residential, non-building subdivisions
- finding flexibility is challenging – road standards, water supply standards
- can't the flexible requirements show as plat restrictions?
- once the plat is approved, little attention is paid to it
- this process morphed into a large document
- fire suppression must not be hurting counties, or they'd be a lot more aggressive in adopting standards
- DNRC Trust Lands folks have experience – can they help?
- does scope of this document overreach the statutory purpose?

### ***Section I – Homeowner Responsibilities***

- keep or toss?
- it's useful as a statement of principle
- a nod toward staying away from covenants as a method of regulating

### ***Sections II and III – Subdivision and Zoning***

- should DNRC combine Sections II and III?
- one person (planner) should take the comments and address them
- Section II – if counties can pick and choose, no harm done
- was this group doing subdivision regulations? (delete “subdivision regulations” in first sentence)
- DNRC will seek Trust Land assistance
- within document, lots of issues need to be fleshed out
- definitions go hand-in-hand – provide clarification
- zoning section repeats subdivision regulations section – can you streamline these?
- may stem from court decision – sections need to be separate
- need better explanation in zoning section

### ***Section IV: Water Supply***

- typical – counties want tanker recharge facility
- what should structure be?
- what's the impact on wildlife?
- what is the purpose?
- one or multiple facilities?
- how big? – what's density of buildings?
- connected to a well?
- alarm?
- can the area use a natural water source?
- can put some onus back on local jurisdiction
- the purpose here is to lay out best practices
- valuable information
- problems, topography, access, variables – how do we inject that? flexibility needed
- Pat and Pat will work on it
- existing Section IV
- use NFPA rural subdivision and other sources – local variables

### ***Section V: Financial Assistance***

- is there flexibility?
- clarify city/county adopting standards
- clarify what type of funding is at issue

### ***Appendices – DNRC will format them consistently***

### ***Process – DNRC and DLI***

- DLI has set a target to adopt construction guidelines by May 2009
- DNRC has withdrawn current proposed WUI Guidelines
- we want to have a good draft by session (January 4)
- DLI and DNRC documents will be separate, but need to fit together
- roofing is a critical area of WUI, but it relates to construction – within subdivision regulations, we'll identify roofing as a mitigation technique